

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes for March 5, 2012**

Approved 4/2/12

Chairman Stephen Hook called the March 5, 2012 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Stephen Hook, Caren Mahar, Judy Zink, Brian Goodrich, attorney; Rob Fitzsimmons, engineer; Ray Jurkowski, secretary; Jodi Keyser and welcomed new member Scott Cole

Absent with regrets: Nathan Chess and Virginia Ambrose

Correspondence were received from:

Catskill View Rd. Subdivision Conservation Easement documentation.

Columbia Land Conservancy renewal application for Tax Exemption.

Bond, Schoeneck, and King information regarding Open Meeting provisions.

Board members reviewed the Minutes of February 6, 2012 meeting.

Motion to approve the minutes of February 6, 2012 as written was made by Brian Goodrich with a second from Judy Zink. All members were in favor. Motion carried.

CONTINUING APPLICATIONS:

ESL Partners LLC Subdivision: Tax Map #(SBL) 121 . – 1 – 28 . 111

Located on the north side of Rte. 217. Two lot subdivision of 142.93 acres into parcels of 4.12 acres and 138.81 acres respectively.

Jason Hover was present to represent the applicant. Mr. Hover submitted new maps and informed the Board that the new maps show the septic and well site for parcel #1 and a note was added to the map restricting any further subdivision of the parcel #1. Mr. Hover also informed the Board that the entrances shown on the previous maps were changed to state farm entrances. Mr. Hover informed the Board that Mr. Russell reviewed the wetlands of the entire parcel and found that they do not impact Parcel #1. Caren Mahar asked if NYS DOT approval was required. Mr. Hover explained that NYS DOT approval for the driveway was not needed due to existing driveway. Brian Goodrich asked if the septic and leach field were within parcel #1. Mr. Hover answered yes as shown on the new maps. Chairman Stephen Hook opened the application to public hearing at 7:07 p.m. No public comment. Chairman Hook closed the public hearing at 7:08 p.m. Rob Fitzsimmons reviewed the SEQRA for the Board.

Motion to rule a negative declaration with regard to SEQRA was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried.

Motion to approve the 2-lot minor subdivision was made by Judy Zink with a second from Caren Mahar. All members were in favor. Motion carried.

Maps were stamped and signed. Final fees of \$200.00 along with \$200.00 Application fees were paid.

Peter Tjark Reiss Subdivision: Tax Map #(SBL) 112 – 02 – 47 . 2

Located on Roxbury Rd. Subdivision of 63 +/- acres into four (4) parcels of 1.976 acres, 1.705 acres, 1.615 acres, and 57.903 acres respectively.

Peter Reiss and Jeff Plass were present for the application. Mr. Plass submitted new maps, a letter from TOC Highway Superintendent Louis Lamont with driveway approval for the three new parcels, NYS DEC wetlands located, and a letter from the Columbia Land Conservancy restricting any further subdivision of the property according to the easement agreement, Mr. Plass continued that he did not receive a letter for the septic systems from the CC DOH. Ray Jurkowski informed the Board that his office had reviewed the previously submitted map which indicated that the parcels will require engineered sand filter systems that fall under the jurisdiction of the CC DOH. Mr. Jurkowski stated that the application would still need a letter from the CC DOH regarding

these systems. Rob Fitzsimmons informed the Board that they can grant conditional approval pending CC DOH letters if they felt that the application was complete. Rob Fitzsimmons reviewed the SEQRA for the Board. Motion to rule a negative declaration with regard to SEQRA was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried.

Motion to grant conditional approval of the 4-lot minor subdivision pending Columbia County Department of Health Approval letter for the three septic systems and allowing Chairman to stamp and sign maps when letter is received was made by Judy Zink with a second from Caren Mahar. All members were in favor. Motion carried. Mr. Reiss paid final fees of \$1300.00.

INFORMAL

Hess, Paul/Trillium Acres: Mr. Paul Hess presented an application for a minor subdivision of 16.160 acres from 55.313 acres on Thelman Rd. Mr. Hess was advised that due to missing the deadline to submit the application it is considered informal. Mr. Hess was advised to complete the Ag Data and SEQRA forms, obtain a letter from TOC Highway Superintendent Louis Lamont for driveway cuts on parcel #2, well and septic sites marked on the maps, perk testing sites and approval letter from CC DOH, and to have the small stream on property identified and classified as per NYS DEC wetlands.

Motion to adjourn meeting was made by Caren Mahar with a second from Judy Zink. All members were in favor. Meeting adjourned at 7:38 p.m.

Respectfully submitted,
Jodi Keyser
Secretary